

913056

**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE RESUBDIVISION OF LOT 1,  
HIGH BLUFF ESTATES, TO BE KNOWN AS  
LOTS 1A, 1B, AND 1C, HIGH BLUFF ESTATES**

WHEREAS, the undersigned, being the owners of certain real property, formerly described as Lot 15, Wind Dancer II, Campbell County, Wyoming and now described as High Bluff Estates, Lot 1A, B & C, wish to record certain covenants which restrict the use of property within the subdivision as follows:

**LAND USE AND BUILDING TYPE**

All lots shall be used only for single family residential purposes. No more than one (1) residence for living purposes may be located on any lot. No commercial business of any kind is permitted.

**MINIMUM SETBACK REQUIREMENTS**

Each structure on a lot shall have a fifty (50) foot minimum setback distance measured from any lot boundary line to the nearest wall of a structure.

**LANDSCAPE DEVELOPMENT**

All lots disturbed by construction shall be reclaimed with ground cover consistent with the topography of the surrounding area in a manner to avoid erosion within one year of the start of construction.

**CONSTRUCTION**

All dwellings must be completed and ready for occupancy within twelve (12) months after the construction commences. All dwellings shall be new stick built, new doublewides or larger mobile homes, new modular or new prefabricated dwellings, garages or storage building may be placed on the lot. All dwellings shall be double wides or larger. All exterior materials will be wood, brick, stone, stucco, prefinished aluminum siding, prefinished steel siding, or any combination thereof. Any mobile home on the premises shall be skirted within 90 days of occupancy.

No structure shall have rolled roofing or tar paper exterior. All exteriors shall be of wood, stone, brick, stucco, steel, or vinyl siding only. All roof materials shall consist of wood shakes, asphalt shingles, or metal.

The exterior color combination of materials should generally be subtle and tasteful to blend with the neighborhood and landscape. Only earth tone colors are permitted.

All structures shall be constructed in accordance with applicable Campbell County building codes.

#### TEMPORARY STRUCTURES

No structure of a temporary character, trailer basement or shack shall be used on any lot at any time as a residence either temporarily or permanently; provided, however, during active construction of a residence on the property, a job or storage trailer and equipment may be on the lot.

No campers are to be lived in on the lots.

#### TRASH COLLECTION

All rubbish, trash, and garbage shall be removed at least twice a month from the properties, and shall not be allowed to otherwise accumulate thereon. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other wastes. Trash, garbage and other wastes shall be kept in covered, sanitary containers. No large accumulation of building materials will be allowed outside the structures.

#### SIGNS

No sign of any kind shall be displayed to public view on any lot. "For Sale" signs, name and address signs identifying the residents of the lot and political campaign signs shall be allowed, but are not to exceed 18" by 24" in size. Political campaign signs shall be removed within one week after the election takes place.

#### NOISE ABATEMENT

No owner shall cause or permit any person, activity, machine or device to emit loud noises, other than equipment being used at reasonable hours for construction purposes of and for benefit of their own property, that unreasonably offends the peace and quiet of neighboring properties' occupants.

No motorcycle, all terrain vehicle or snow machine tracks will be allowed on the property.

#### PROHIBITION AGAINST NOXIOUS ACTIVITY ON LOTS

No noxious activity shall be permitted on any lot which is a nuisance to adjoining lots or which could foreseeably become a nuisance to adjoining lots. Overgrazing, or using the property in such a manner that creates or permits erosion or other waste, shall be considered a nuisance.

#### SALVAGE YARDS, COMMERCIAL FEED LOTS, DAIRIES, LIVESTOCK, PETS ANIMALS AND LIVESTOCK

No salvage yards, commercial feed lots, nor dairies shall be permitted. In the event any owner or resident of property maintains livestock or pets, the owner shall be responsible for constructing adequate fencing to restrain and keep the livestock or pets confined to the owner's property. Under no circumstances shall pigs be allowed on any properties.

No commercial livestock such as puppy farms, livestock boarding facility, livestock breeding or feeding operations will be allowed on any lot. Livestock and pets (dogs and cats) will be permitted, provided they are kept under control in an area that is adequately fenced and the premises are kept in a clean and sanitary condition.

The term "usual and ordinary household pet" shall mean dogs and cats, as well as birds, gerbils, guinea pigs, and other small animals customarily kept in cages or tanks inside a residence. Notwithstanding the fact that dogs are allowed, no owner shall have a Pitbull or other breed of vicious dog under any circumstances as one of the allowed pets on a lot. No more than four usual and ordinary household pets may be kept outside of a residence at any time. The maximum number of dogs permitted to be kept on a lot is two. All dogs must be under control at all times. All pets must be maintained and controlled so as to not create a nuisance or health hazard to any Owner or any other person. Owners are responsible for cleaning up after their pets. All owners will be responsible for maintaining and keeping their pets in compliance with animal control regulations of Campbell County, Wyoming.

#### OTHER PROHIBITED USES

No part of a lot shall be used or caused to be used for any business, commercial, manufacturing, mercantile storing, vending or other non-residential purpose, including, but not limited to, stores, shops, repair shops, storage or repair garage, restaurant, dance hall, pipe yard, commercial trucking, construction yard, or other place of amusement.

#### UNLICENCED VEHICLES

Only one single axle company owned work truck over 1 ton allowed on a lot at any time. Vehicles and equipment inconsistent with single-family residential use shall not be kept on any lot for any purpose unless kept in an enclosed building and shielded from view. In addition, construction equipment, earth moving trucks or equipment, no tractor-trailer units or any parts thereof, and other heavy vehicles and machinery may not be kept on any lot. Construction equipment will be allowed on a lot during the construction period consistent with the "construction" paragraph above.

No more than one (1) unlicensed automobile or truck shall be allowed on any one property at any time unless stored inside a building out of the view of other residents, not behind fences.

Unused, stripped down, partially wrecked, immobile or inoperative vehicles must be parked in approved outbuildings.

#### AESTHETIC MAINTENANCE

All property shall be maintained and kept in good repair so as to not detract from the aesthetics and general appearance of the land.

DURATION

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It is expressly understood and agreed that these Covenants are to run with the land and shall be binding on all parties and their successors for a period of twenty (20) years from the date of adoption and recording with the Campbell County Clerk.

VIOLATION

Should it become necessary to take legal action for the enforcement of these covenants and restrictions, the party so violating the covenants and restrictions shall be liable for all attorney fees and costs. Any High Bluff Estates property owner may take the necessary steps to enforce these covenants.

IN WITNESS WHEREOF, the undersigned, being the declarants herein, have hereunto set their hands this 24 day of April, 2008.

*Shane Mannering*  
Shane Mannering

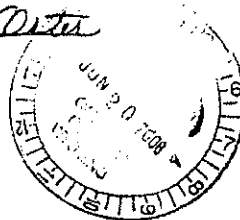
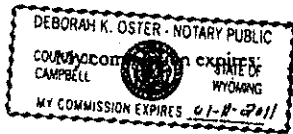
*Sylvia Mannering*  
Sylvia Mannering

STATE OF WYOMING )  
 )ss.  
COUNTY OF CAMPBELL )

Subscribed and sworn to before me by Shane Mannering and Sylvia Mannering, this 24 day of April, 2008

WITNESS my hand and official seal.

*Deborah H. Oster*  
Notary Public



913056 Recorded on 6/20/2008 at 6:04:00 Fee 17.00  
Book 2371 of PHOTOS Pages 205 to 230  
Susan F. Saunders, Campbell County Clerk by: A. BRIDER

RECORDED ✓  
ABSTRACTED ✓  
INDEXED ✓  
CHECKED ✓